



## PLANNING DEPARTMENT

Gary Conte, Planning Manager

### CITY OF MADERA NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR LINKS RANCH SUBDIVISION PROJECT

NOTICE IS HEREBY GIVEN that the City of Madera (City) plans to adopt a Mitigated Negative Declaration for Tentative Subdivision Map No. 2021-02, Annexation Application No. 2021-01 and Precise Plan Application No. 2021-04 collectively identified as the Links Ranch Subdivision Project (“Project”). The public hearing to consider the Project and the accompanying Mitigated Negative Declaration is tentatively scheduled for the City Planning Commission on Tuesday, September 14th, 2021 at 6:00 p.m. Hearing information can be found at [www.madera.gov/home/departments/planning/agendas-minutes/](http://www.madera.gov/home/departments/planning/agendas-minutes/).

The Project, filed by Links Ranch LLC (Applicant), proposes the following actions:

1. Annexation of approximately 41 acres on the south side of Cleveland Avenue between Avenue 16 and Road 23, representing the northeast portion of Madera County Assessor’s Parcel Number (APN) 033-180-003 and Cleveland Avenue adjacent to and fronting the project site.
2. Prezone to change the zoning from Madera County’s current zoning classification of Agricultural Rural Exclusive – 20 Acres (ARE-20) to the City of Madera Planned Development – One Unit per Each 4,500 Square Feet of Site Area (P-D (4500)) which would become effective upon annexation.
3. Tentative Subdivision Map to subdivide approximately 40 acres into 214 single family lots which would become effective upon annexation.
4. Precise Plan required to establish a Planned Development zone. The precise plan to define and establish specific development standards, landscape and architecture character required of project development.

The project site is located approximately 2 miles west of State Route 99 and approximately 4 miles northwest of State Route 145 on the south side of Cleveland Avenue between Avenue 16 and Road 23. The project site occupies a portion of Section 16 of Township 11 South, Range 17 East, Mount Diablo Base and Meridian.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared, describing the potential environmental impacts of the proposed Project. The City has assessed the potential environmental impacts of this Project and has determined that they are all either less than significant or less than significant level with mitigation. The City is making the proposed IS/MND available to interested agencies and members of the public for review and comment. Copies of the IS/MND are on file and available for public review during regular business hours at Madera City Hall, Planning Department customer service counter, located at 205 W. 4th Street, Madera, California. A copy of the IS/MND can also be found at [www.madera.gov/home/departments/planning/#tr-current-projects-environmental-review-243608](http://www.madera.gov/home/departments/planning/#tr-current-projects-environmental-review-243608). The 21-day public review period during which the City will receive comments on the proposed Negative Declaration will begin on August 18, 2021 and end on September 7, 2021 at 4:00 p.m. Comments should be in writing and addressed to John Thomason, Senior Planner at the City of Madera Planning Department, 205 W. 4th Street, Madera, CA 93637, or at [jthomason@madera.gov](mailto:jthomason@madera.gov).

The site has been reviewed in accordance with Government Code Section 65962.5 and is not listed as a hazardous waste or materials site.